

Pendley & Associates, Inc.



20 September 2005

Gerri Carusso
Sunnyvale Planning Dept
456 W. Olive Ave.
Sunnyvale, CA, 94088
(408) 730-7435

Re. Southbay Christian Center conditional use permit
539 E. Weddell Dr, Sunnyvale, CA, 94089
APN = 110-14-158 (Santa Clara County)

Dear Gerri:

Please find the enclosed use permit application for conversion of the 539 E. Weddell Drive property to a place of assembly. Approval of this use permit will enable the Southbay Christian Center, which was founded in Sunnyvale in 1921 but is currently located in Mountain View, to return its operations to Sunnyvale and to make a significant contribution to community life in Sunnyvale. Moreover, approval of this use permit will provide significant community-oriented facilities for the rapidly emerging Fair Oaks residential district which is located north and west of the property and which there are very limited number of this type of facilities. The application is consistent with recently approved places of assembly use permits in that it is located adjacent to a residential neighborhood and at the periphery of an industrial district. It should be noted that the neighboring property at 531 E. Weddell Drive has had a use permit for a place of assembly for a long time. Approval of this use permit will, in fact, bring the 539 E. Weddell Drive property in conformance with the adjacent land uses.

The proposed site is located north of the 101 Freeway between 237 Freeway and Lawrence Expressway. It is a developed 1.37-acre and is zoned MS. The land is bordered to the north and west by future residential uses and to the east by industrial uses. The existing 19,402 square feet (SF) building was occupied by Privada Software, but has been vacant since 2000. The property is served by existing public utilities and the building is improved with fire sprinklers.

We are proposing a remodel and change in use from office/warehouse to a church. There are 75 existing paved on-site parking spaces. We will remove 1 parking space and add no new paved parking spaces onsite. This will result in a total of 74 parking spaces. Two dead 18" Poplar trees will be removed to install a new trash enclosure in the rear of the property. Please refer to the Arborist's Report regarding the condition of the poplar trees. A new sidewalk will be added along the public right-of-way to improve the pedestrian environment.

The 539 building has less improvements than the 521 building, so it will be the first project. Then, upon completion, the church will move in to this building during the time it takes to do construction of the 521 building. The 539 meeting rooms will be used for church Sanctuary. They will also be available for small start-up churches when the church is not using the buildings. We realize the meeting rooms have the potential to hold more people than there is parking for them and thus request the use permit limit the occupant load to that allowed by the provided parking. Thirty of the 73 spaces at the 539 building will be set into an offsite parking agreement with the 521 site. The 521 site parking can be temporarily set aside for the church use at the 539 site.

Southbay Christian Center has a critical need for new physical space to accommodate its church and outreach mission. It is this critical need that has prompted the church leadership to purchase the new property in order to relocate. From a financial perspective this expanded facility allows Southbay Christian Center an extremely cost effective ability to meet their current and future church needs. All of this has been budgeted, and works well financially for the church, provided there aren't any costly conditions imposed on them.

By providing this new campus, Southbay Christian Center believes it provides high community value as well as positively affecting the world from the southbay area. Southbay Christian Center believes this to be a biblical mandate as found in Matthew 28: 19-20 which states: *"Therefore go and make disciples of all nations, baptizing them in the name of the Father and of the Son and of the Holy Spirit, and teaching them to obey everything I have commanded you. And surely I am with you always, to the very end of the age."*

In addition to this Biblical mandate and the positive impact on people, the aesthetic physical improvement of this property will be significant, enhancing the local area.

The Southbay Christian Center at 521 E. Weddell is an associated project. This project is consistent with the general plan and zoning. There is no significant impact on the environment; including traffic, noise, light, air, water and archeology. And there is no threat to public health, safety and welfare and no hazardous materials involved. The church has been serving the needs of the community for years. And now want to continue this in their new campus. We request the conditional use permit be granted that we may proceed to the next step in the building process.

Please call for any clarifications.

Sincerely,

Brian A. Pendley
Architect

Planned Facility Use for 539 E. Weddell Drive

This building will serve as the initial meeting facility while all remodeling is being completed on the 521 E. Weddell Drive property. It will be used regularly for Sunday worship services, midweek evening ministry classes, and special events including church dinners, weddings, concerts and church offices. After all renovation work has been completed on the 521 E. Weddell Drive building, the congregation will no longer use this building for the purposes outlined above. The applicant's intention is to use the parking lot on Sundays for parking overflow from the 521 E. Weddell site. Once the congregation reaches approximately 500 in Sunday attendance (see Overview for 521 E. Weddell Dr.) the applicant plans on splitting off approximately 100 people from the congregation to start a new church. They will meet in this building at times during the week when the congregation is not meeting in the 521 E. Weddell Dr. building. As this new congregation approaches approximately 300 in regular attendance, they will relocate to new facilities elsewhere.

Rooms	Day & Time	Max. Occupants	Use
NOTE: ONCE THE 521 BUILDING IS COMPLETED, THE 539 BUILDING WILL NOT BE USED CONCURRENTLY WHILE SERVICES ARE BEING CONDUCTED IN IT SO THAT THERE WILL BE NO PARKING CONFLICTS.			
Meeting Rooms	Sunday 9:30 a.m. – 12:30 p.m. Wednesday 5:30 – 7:30 p.m.	300 people	These rooms will be used for regular Sunday worship services, for our church dinner on Wednesday evenings, and midweek ministry classes.
Classrooms	Sunday 9:30 a.m. – 10:30 a.m.	50 people	These will be used for Sunday mornings for Christian education classes. During this hour all the adults and children will be in these rooms. These classes will not be occupied simultaneously with the Meeting rooms.
Offices	Monday – Friday 8 a.m. – 5 p.m.	6 adults	These will be used by paid and volunteer staff. During these hours the Meeting Rooms will not be in use for any large group gatherings.
Lobbies	ongoing		These areas will be used by individuals entering and exiting the building. They will NOT be a place for people to sit, and there will be no chairs or benches located in them.
Preschool	Monday – Friday 7:00 a.m. – 6:00 p.m.	84 Infants to 5 years	<i>It is the application's intention at a later date to apply for a GPI to have this property rezoned to either "Commercial" or a "PF" zone, which will allow us to use these rooms for a preschool. This proposed use is not included in this application.</i>